

LOT 34
WATERWAY OAKS AT OYSTER BAY
HARBOR REPLAT PB 7/289

SILVERNAIL FAMILY TRUST/SILVERNAIL JESSE P TRUSTEE
96618 SOAP CREEK DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6205-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

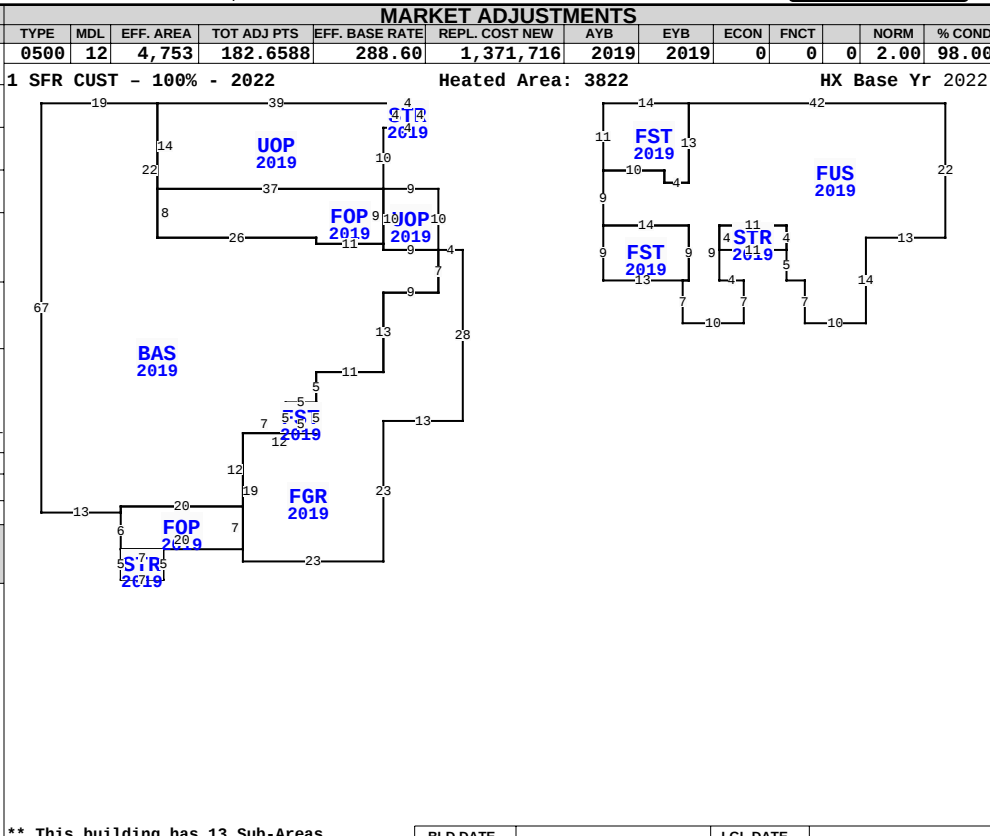
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2019	2,536	717,252
FGR	894	55	2019	492	139,151
FOP	140	30	2019	42	11,879
FOP	307	30	2019	92	26,020
FST	25	55	2019	14	3,959
FST	126	55	2019	69	19,515
FST	162	55	2019	89	25,171
FUS	1,286	100	2019	1,286	363,717
STR	16	10	2019	2	565
STR	35	10	2019	4	1,131
TOTALS	6,187			4,753	1,344,282

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	67	3	201.00	SF	10.00	10.00	100	2019	2019	3	97	1,950	
3	0855	CONC PAVER	0	100	0	0	1,117.00	SF	10.00	10.00	100	2019	2019	3	97	10,835	
4	1126	CB/STC 8"	0	100	17	0	136.00	SF	8.00	8.00	100	2019	2019	3	97	1,055	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



** This building has 13 Sub-Areas	BLD DATE	LGL DATE	05/08/2025	MLU
96618 SOAP CREEK DR, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	17,270
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	225,000.00	225,000.00	225,000	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		1,344,282			
TOTAL MARKET OB/XF VALUE		17,270			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		1,586,552			
SOH/AGL Deduction		777,510			
ASSESSED VALUE		809,042			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		758,320			
TOTAL JUST VALUE		1,586,552			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,512,688			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708257	CO ISSUED	0	06/06/2019
B1708257	NEW CONSTR	482,815	09/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1218	9/08/2021	WD	Q	I	01	1,287,000
GRANTOR: BELCHER GARY G & JANI						
GRANTEE: SILVERMAIL FAMILY T						
2336/0246	1/28/2020	SW	Q	I	02	985,000
GRANTOR: OYSTER BAY TX ISLAND						
GRANTEE: BELCHER GARY G & JA						

BUILDING NOTES		
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BUILDING DIMENSIONS		
STR=[YR=2019] W4 UOP=[YR=2019] W39 BAS=[YR=2019] W19 S67		
E13 FOP=[YR=2019] S6 STR=[YR=2019] S5 E7 N5 W7\$ E20		
FGR=[YR=2019] S2 E23 N23 E13 N28 W4 S7 W9 S13 W11 S5		
FST=[YR=2019] W5 S5 E5 N5\$ S5 W12 S19\$ N7 W20S1 \$ N1 E20 N12		
E7 N5 E5 N5 E11 N13 E9 N7 UOP=[YR=2019] N10 W9 FOP=[YR=2019]		
W37 S8 E26 S1 E11 N9\$ S10 E9\$ W9 N1 W11 N1 W26 N22\$ S14 E37		
N10 E2 N4\$ S4 E4 N4\$ PTR= E30 FST=[YR=2019] E14		
FUS=[YR=2019] E42 S22 W13 S14 W10 N7 W3 N5 STR=[YR=2019]		
W11 N4 E11 S4\$ N4 W11 S9 E4 S7 W10 N7 FST=[YR=2019] W13 N9		
E14 S9 W1\$ E1 N9 W14 N9 E10 S2 E4 N13\$ S13 W4 N2 W10 N11\$		
W30\$.		